



## MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department

DATE: July 22, 1992

SUBJECT: Construction of two-slip boat dock, at 4209 Watersedge  
File # SP-92-0167DS

A request has been received from Rusty Signor, on behalf of John Skrudland, to construct a covered two-slip boat dock, at 4209 Watersedge.

This property is located within the Watersedge subdivision. As members may recall, many lots have existing slips that are recessed back into the shoreline but do not yet have constructed boat docks.

The width of the shoreline for this property measures 122', of which 20%=24.4'. The width of the recessed slip is indicated on the site survey as 32.9'. The construction plans indicate that the proposed boat dock will take up the complete width of the recessed slip, 32.9', in excess of the 20% that is allowed.

As in previous requests it is suggested that the actual boat dock construction be limited to a total width of 20% of the shoreline, 24.4', located at least 10' from the adjacent side property line. The remaining area of the recessed slip is to remain clear of any above ground construction.

Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments), with the exception of the width requirements detailed above.

### Recommendation

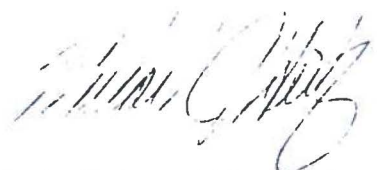
I recommend approval of the request to construct a covered two-slip



boat dock at 4209 Watersedge, in accordance with Site Plan # SP-92-0167DS, subject to the conditions listed below:

1. The width of the boat dock is constructed at 20% of the shoreline, 24.4'.
2. A 10' wide side property line set back from the adjacent property is maintained.
3. The remaining area of recessed slip is left open or covered with a deck that does not extend above the surrounding existing grade.

If I can provide you with any additional information, please contact me.



Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department

MH:PM



Date: June 30, 1992  
To: Director Parks and Recreation Department  
From: Signor Enterprises Inc.  
Subject: Dock permit, legal address: Lot 27, Section I, Waters Edge Subdivision.

We are requesting approval of our residential boat dock plans at 4209 Waters Edge Cove for construction in August 1992.

The slips are to be built from steel pilings.

This additional construction should not adversely affect any shoreline erosion, drainage, or other environmental concerns.

Thank you for your consideration.

  
Rusty Signor



## D I S T R I B U T I O N      M E M O R A N D U M

9-JUL-1992

TO: COMMENT DUE DATE: 16-JUL-1992  
FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT  
SUBJECT: DEVELOPMENT PERMIT ONLY SP-92-0167D

PROJECT: SKRUDLAND BOAT DOCK

4209      WATERSEDGE COVE

CASE MANAGER: OSKOUIPOUR, JAVAD      499-2639

APPLICATION DATE: 8-JUL-1992

ZIP: 78731      FULL PURPOSE  
WATERSHED: Lake Austin

OWNER: SKRUDLAND, JOHN H.      (512)345-4189  
3862 LOST CREEK BLVD. AUSTIN, TX      78735  
CONTACT: DON REYNOLDS

AGENT: SIGNOR, RUSTY      (512)327-6064  
5524 W. BEE CAVE AUSTIN, TX  
CONTACT: LEE F. SIGNOR

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SITE PLAN AREA: 0.296 ACRES      ( 12879 SQ FT)  
UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING: SF  
EXISTING USE: BOATDOCK

TRACT	ACRES/SQ FT	PROPOSED USE
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RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:  
TIA IS NOT REQUIRED  
FEE RECEIPT #: 1147818

SUBD NAME: WATERSEDGE  
BLOCK/LOT: BLOCK 1, LOT 27  
PLAT BOOK/PAGE: BOOK 87, PAGE 64-C

VARIANCES/WAIVERS, BONUSES:

\*\* REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM \*\*



Date: June 30, 1992  
To: City of Austin  
From: Signor Enterprises Inc.  
Subject: Summary letter for the Skrudland boat dock at 4209 Waters Edge Cove.

This project is in the Lake Austin Watershed as the average lake level at the proposed location is 492.8.

No impervious cover is to be proposed.

All of the project will be constructed by a shore based crain and pile driver, so no trees will be cleared.

The construction process will be: first the steel pilings are driven, the lower deck will be built then the roof structure.

Thank you,

  
Rusty Signor





## MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department

DATE: July 22, 1992

SUBJECT: Construction of a two-slip covered boat dock, at 4200  
Spinnaker Cove  
File # SP-92-0166DS

A request has been received from Rusty Signor, on behalf of Philip Spencer, to construct a covered two-slip boat dock, at 4200 Spinnaker Cove.

This property is located within the Watersedge subdivision. As members may recall, many lots have existing slips that are recessed back into the shoreline but do not yet have constructed boat docks.

The width of the shoreline for this property measures 142', of which 20%=28.4'; the proposed boat dock width is 27'. As in previous requests for approval for boat docks in this subdivision, the width of the slip exceeds 20% of the shoreline; in this case it is 32' wide.

Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

### **Recommendation**

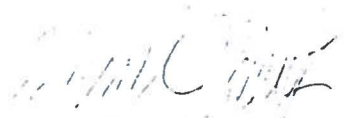
I recommend approval of the request to construct a two-slip boat dock at 4200 Spinnaker Cove, in accordance with Site Plan # SP-92-0166DS, subject to the following:

1. The width of the boat dock is constructed as shown on Site Plan #SP-92-0166DS, at 27'.



2. The remaining area of recessed slip is left open or covered with a deck that does not extend above the surrounding existing grade.

If I can provide you with any additional information, please contact me.



Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department

MH:PM



Date: June 30, 1992

To: Director Parks and Recreation Department

From: Signor Enterprises Inc.

Subject: Dock permit, legal address: Lot 22, Section II-A, Waters Edge  
Subdivision.

We are requesting approval of our residential boat dock plans at 4200 Spinnaker Cove for construction in August 1992.

The slips are to be built from steel pilings.

This additional construction should not adversely affect any shoreline erosion, drainage, or other environmental concerns.

Thank you for your consideration.

A handwritten signature in cursive script, reading "Rusty Signor".

Rusty Signor



## D I S T R I B U T I O N      M E M O R A N D U M

9-JUL-1992

TO: COMMENT DUE DATE: 16-JUL-1992  
FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT  
SUBJECT: DEVELOPMENT PERMIT ONLY SP-92-0166D 5

PROJECT: SPENCER BOAT DOCK

4200 SPINNAKER COVE

CASE MANAGER: -  
SECONDARY: VIGIL, MAPI 499-2636

APPLICATION DATE: 8-JUL-1992

ZIP: 78731 FULL PURPOSE  
WATERSHED: Lake Austin

OWNER: SPENCER, G. PHILIP (512)346-3085  
5909 RISING HILLS DRIVE AUSTIN, TX 78759  
CONTACT: G. PHILIP SPENCER  
AGENT: SIGNOR, RUSTY (512)327-6064  
5524 W. BEE CAVE AUSTIN, TX  
CONTACT: LEE F. SIGNOR

SITE PLAN AREA: 0.037 ACRES ( 1599 SQ FT)  
UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING: SF  
EXISTING USE: BOATDOCK

TRACT	ACRES/SQ FT	PROPOSED USE
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RELATED CASE NUMBERS (IF ANY):

## OTHER PROVISIONS:

TIA IS NOT REQUIRED  
FEE RECEIPT #: 1147817

SUBD NAME: WATERSEDGE  
BLOCK/LOT: BLOCK II-A, PLOT 22  
PLAT BOOK/PAGE: BOOK 84, PAGE 64-C

VARIANCES/WAIVERS, BONUSES:

\*\* REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM \*\*





## MEMORANDUM

**TO:** Parks and Recreation Board Members

**FROM:** Michael J. Heitz, Acting Director  
Parks and Recreation Department

**DATE:** July 22, 1992

**SUBJECT:** Request to Name an Unnamed Park in the Former North Star MUD Area

During the June 23, 1992 meeting of the Parks and Recreation Board, Ms. Lori Littleton spoke under Citizen Communications to request that a particular park in the former North Star MUD area be named Gracywoods Park. Ms. Littleton then submitted the attached City application (Attachment A), as required by the City's Policy for Facility Naming, in the name of the North Gracywoods Neighborhood Association (aka Concerned Neighbors of North Austin).

The park is located along Walnut Creek between Metric Blvd. and Walnut Creek Metropolitan Park, as shown on Attachment B. The park is also located between the Village at Walnut Creek and Gracywoods subdivisions, as shown on Attachment C.

When the MUD was assembled for subdivision, much of it was purchased from farmer Richard Gracy, who retained several acres and still lives on them amid the subdivisions. The developers of North Star MUD named most of the subdivisions south of the creek Gracywoods after Mr. Gracy. When the park along the creek was developed, it was never formally named, but over time came to be commonly called Gracywoods by nearby residents.

The MUD was annexed and dissolved by the City in 1991. The park was owned and maintained by the MUD until that time, and is now a City park. The park is known as Gracywoods Park to EMS and the Fire Department, but not to the Police Department. In the past year when residents reported some trouble in the park, they learned that the Police Department as well as the Park Police refer to the park as No Name Park. This experience with the Police Department prompted the residents to apply for formal naming of the park.



Parks and Recreation Board Members  
Naming of Unnamed Park  
July 22, 1992  
Page 2

The naming issue was first publicly raised during a community crime watch meeting held March 5, 1992, following the reported trouble in the park. According to Ms. Littleton, the meeting was attended by over 200 people, members of the Neighborhood Association and residents of the surrounding apartment complexes (not members of the Association). There was favorable support for formally naming the park Gracywoods and no opposition. The board of the North Gracywoods Neighborhood Association approved the naming at their April 7, 1992 meeting.

The park will need 2 or 3 signs at key points. The estimated cost for a typical routed wood sign for a City neighborhood park is \$200. The Neighborhood Association has expressed a willingness to help pay for signs.

RECOMMENDATION: I recommend naming the park Gracywoods Neighborhood Park on the basis of all the supporting information.

A handwritten signature in dark ink, appearing to read "Michael J. Heitz", is written over the typed name and title.

Michael J. Heitz, Acting Director  
Parks and Recreation Department

Attachments



## APPLICATION FOR FACILITY NAMING

I/We North Greey Woods Neighborhood Assoc & Concern Neighbors of No. Austin request that the name of  
 Presently known Greey wood Park be considered for the  
 by police & park dept. Person  
 as NO Name park.

Park - to be called Greey woods Park facility located at  
metairie & Bittern Hollow

## Biographical Synopsis:

The Surround neighbors helped design the Volleyball playground & exercise equipt presently being in use.

This Park presently has no official Name as yet to date.  
Park police & police Dept call it the No Name park.

Justification: - Surrounding neighbors and Ems, Fire Dept  
already have know the Park as a no Greey woods  
while under the M.U.D. District control for the past 7 yrs.  
This action to Name the park Greey woods Park  
would be consistent with the verbal name it has  
always been called by all persons living in the area &  
911. Less Confusion if an emergency arose.  
We would like to help you in any way if needed.

Estimated cost for replacement of signs and plaques ?

I/We will pay full cost                      or will participate        % in the  
 cost. lets talk →

Submitted to the Public Works Department this 2 day of July.  
 1992.

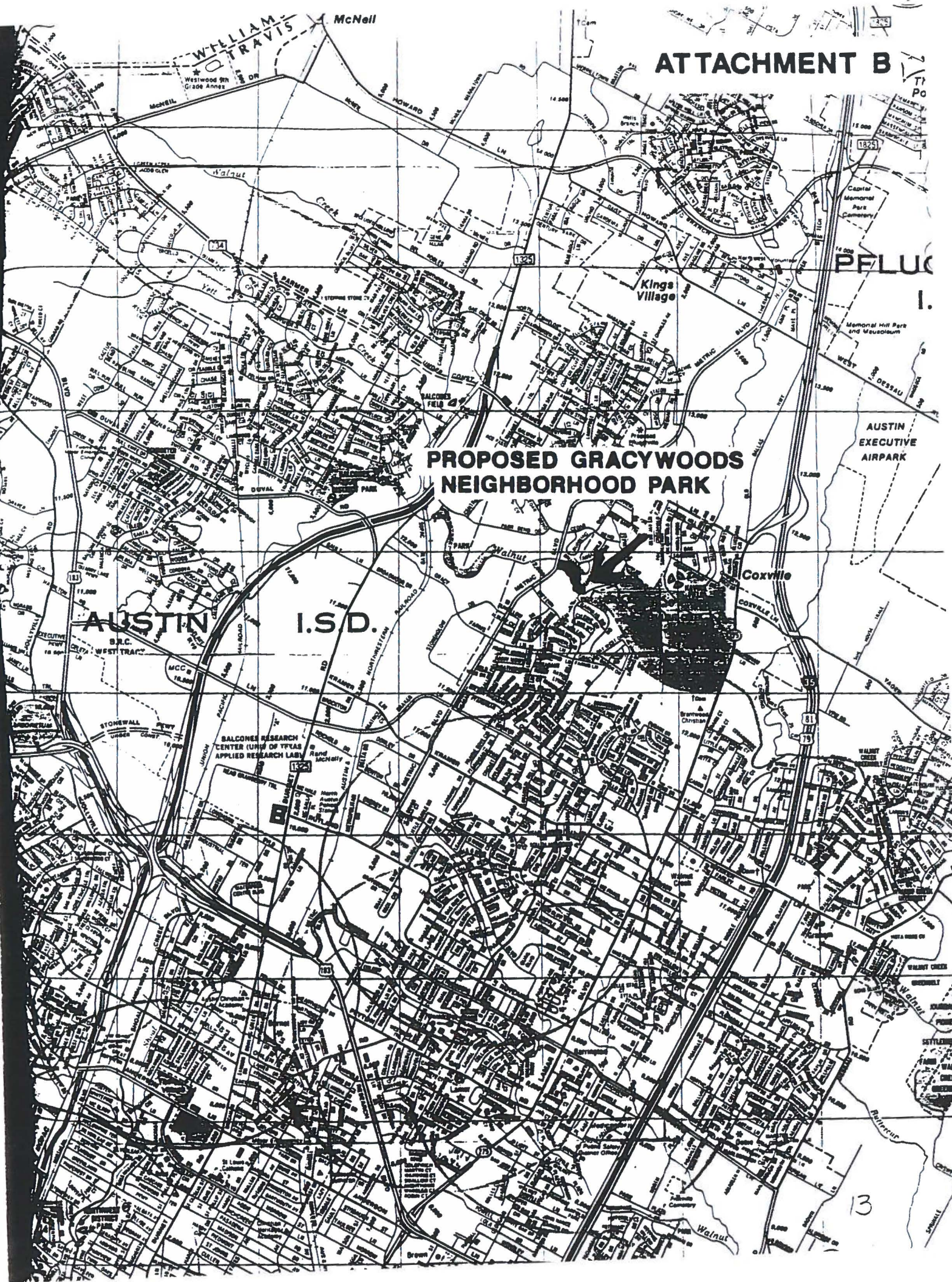
Lori Littleton  
 Signature

834-0752



# ATTACHMENT B

## PROPOSED GRACYWOODS NEIGHBORHOOD PARK











## MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, Acting Director  
Parks and Recreation Department

DATE: June 16, 1992

SUBJECT: Rosewood Park  
Replacement of existing deteriorated sewer line  
25' wide sanitary sewer easement (7243 sf)  
15' wide parallel temporary construction easement

The Department of Public Works and Transportation, on behalf of the Water and Wastewater Utility, has requested approval of a project that replaces an existing deteriorated sewer line that runs across part of Rosewood Park. The existing sewer was not recorded in an easement.

The construction of this sewer will take place in an open area and will not disturb any trees or significant vegetation.

I have reviewed this project and I am satisfied that there are no feasible or prudent alternatives to using parkland and that all reasonable planning to minimize harm to parkland has been carried out.

### Recommendation

I recommend approval of the project to replace an existing sewer line through part of Rosewood Park as described in the easements listed at (A) below subject to the conditions detailed at (B).

#### (A) Easements

1. 25' wide sanitary sewer easement (7243 sf)
2. 15' wide parallel temporary construction easement

#### (B) Conditions.

1. All construction shall comply with the requirements of the "Construction in Parks Guidelines" adopted by the Board, April 1990.



2. To ensure the safety of park users an 8' high security fence must be provided around the complete workspace areas.
3. The temporary construction easements shall terminate on June 30, 1995.
4. On completion of the project, restoration and revegetation shall be carried out to the specification and satisfaction of the Parks and Recreation Department. To ensure satisfactory revegetation and plant establishment, fiscal surety shall be provided prior to construction, to the value of the estimated cost of restoration (including maintenance for the period of plant establishment).



Michael J. Heitz, Acting Director  
Parks and Recreation Department





M E M O R A N D U M

TO: Peter Marsh, Engineering Associate II  
Parks and Recreation Department

FROM: Steve Sun, P.E., Engineer II  
Project Management Division  
Department of Public Works and Transportation

DATE: March 25, 1992

SUBJECT: Wastewater Easement and Temporary Construction Space Easement  
Rosewood Park and Recreation Center  
Wastewater Service Improvements to East Austin  
CIP No. 439-237-6451

The Water and Wastewater Utility proposes to replace a deteriorated and under-sized 8" wastewater line in the Rosewood Park with a new 12" wastewater line. The alignment of this proposed wastewater line is generally parallel with the existing wastewater line located on the east edge of the park. No trees or landscaping features, except grass, will be disturbed by the construction of this project.

In addition, this alignment is further away from the ball fields and other park facilities, therefore construction of this wastewater line would not have impact on the regular park use. Existing wastewater services for the restrooms, park office and other facilities will be maintained by this new wastewater line.

We feel this alignment is the most reasonable and prudent alignment to replace the existing wastewater line while trying to maintain the wastewater services for the park facilities. The other option will place this wastewater on Chestnut Ave. and Pleasant Valley Road. This R.O.W. alignment will increase the construction cost substantially due to the additional trench cut of approximately 20' in depth. This alignment will also create traffic disruption on Chestnut Ave. and Pleasant Valley Road. The foremost disadvantage of this alignment is that the wastewater services for the park facilities could not be maintained after abandoning the existing deteriorated 8" wastewater line.



Peter Marsh  
March 25, 1991  
Page 2

As this proposed wastewater line is located on the park land, we hereby request that you initiate the easement dedication process. Attached are construction drawings, and easement field notes and sketches as per your request. We appreciate your assistance regarding this subject. Should you need further information or have any questions regarding this project, please call me at 499-7232.

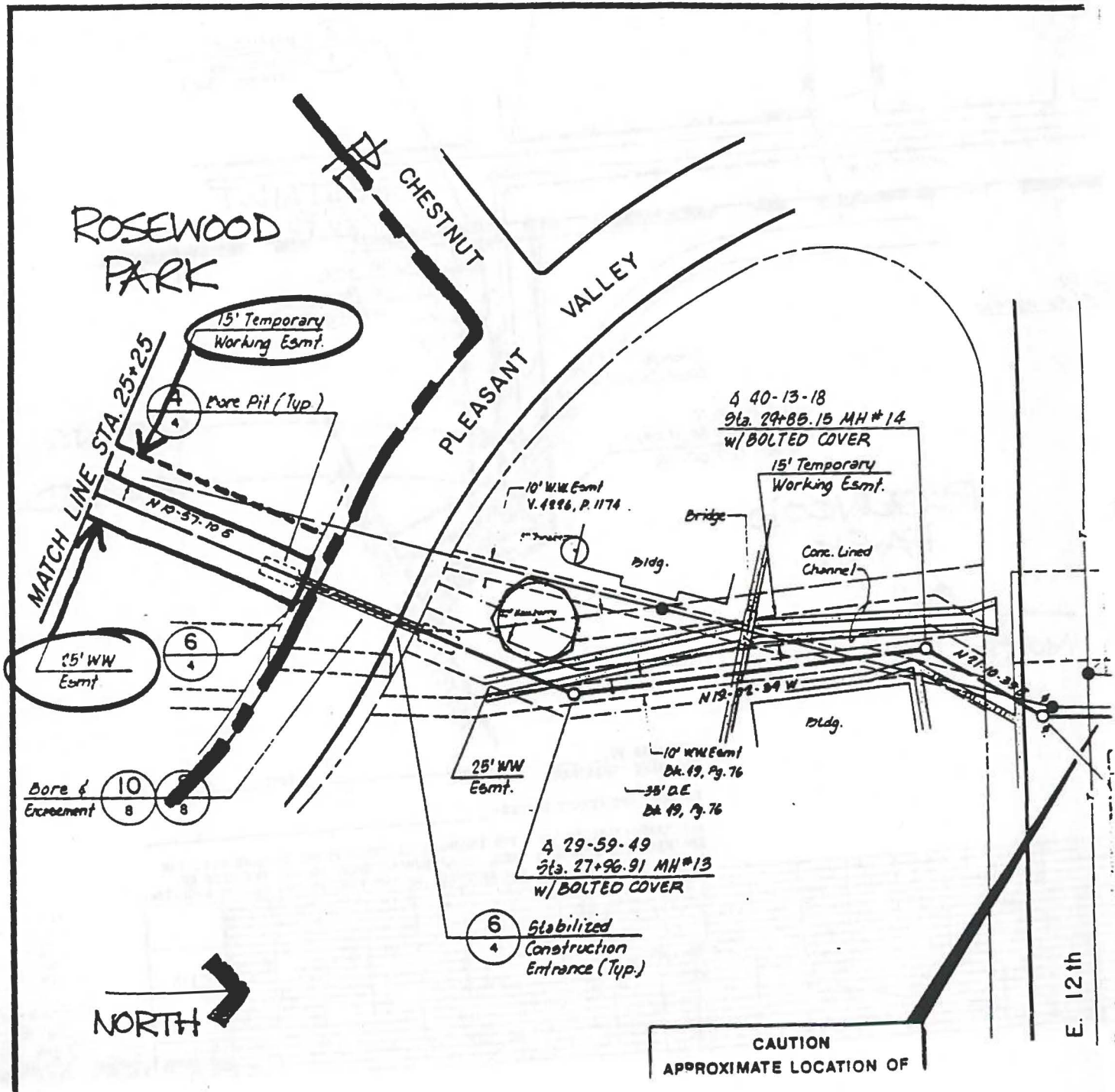


Steve Sun, P.E., Engineer II  
Project Management Division  
Department of Public Works and Transportation

SS:ah  
4487

cc: Charles Samson, III  
Gerald L. Martin  
Junie Plummer













**MACIAS & ASSOCIATES, Inc.**  
LAND SURVEYORS

City of Austin  
25 Ft Wastewater Easement

Exhibit "A"

FIELD NOTES

FOR A 7243 SQUARE FOOT TRACT OF LAND OUT OF LOTS 1, 2 AND 3 ROSEWOOD VILLAGE SECTION FOUR, A SUBDIVISION IN THE CITY OF AUSTIN AND RECORDED IN BOOK 49, PAGE 76, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY INSTRUMENT OF RECORD IN VOLUME 7752, PAGE 36, DEED RECORDS, TRAVIS COUNTY, TEXAS. SAID 7243 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, at the point of curvature on the south ROW line of Pleasant Valley Road and the north line of said Rosewood Village at the southeast corner of Chestnut Avenue and Pleasant Valley Road also being at the northwest corner of said lot 3;

THENCE, along a curve to the left with the south right-of-way line of Pleasant Valley Road having a radius of 484.51 feet, an arc length of 143.84 feet a central angle of 17°00'35", and a chord which bears S74°52'50"E, 143.31 feet to a point at the northwest corner of the herein described easement and being the true point of beginning;

THENCE, with said curve to the left with the south right-of-way of Pleasant Valley Road having a radius of 484.51 feet, and arc length of 23.03 feet, a central angle of 02°43'25", and a chord that bears S84°44'50"E, 23.03 feet to a point of reverse curve;

THENCE, along said curve to the right with the south right-of-way of Pleasant Valley Road having a radius of 781.66 feet, an arc length of 2.10 feet, a central angle of 00°09'14", and a chord that bears S86°01'55"E, 2.10 feet to a point at the northeast corner of the herein described easement;

THENCE, S10°57'10"W, 208.30 feet with the east line of the herein described easement, to a point;

THENCE, S78°27'21"W, 97.38 feet with the south line of the herein described easement to a point at the southwest corner of the herein described easement also being on the east right-of-way of Chestnut Avenue;



THENCE, N21°06'33"W, 25.35 feet with the east right-of-way of Chestnut Avenue to the westernmost corner of the herein described easement;

THENCE, N78°27'21"E, 84.89 feet with the north line of the herein described easement, to a point;

THENCE, N10°57'10"E, 189.05 feet with the west line of the herein described easement to the POINT OF BEGINNING and containing 7243 square feet of land.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I HEREBY CERTIFY THAT THIS FIELD NOTE DESCRIPTION IS BASED ON FIELD WORK AND OFFICE RESEARCH CONDUCTED UNDER MY SUPERVISION.

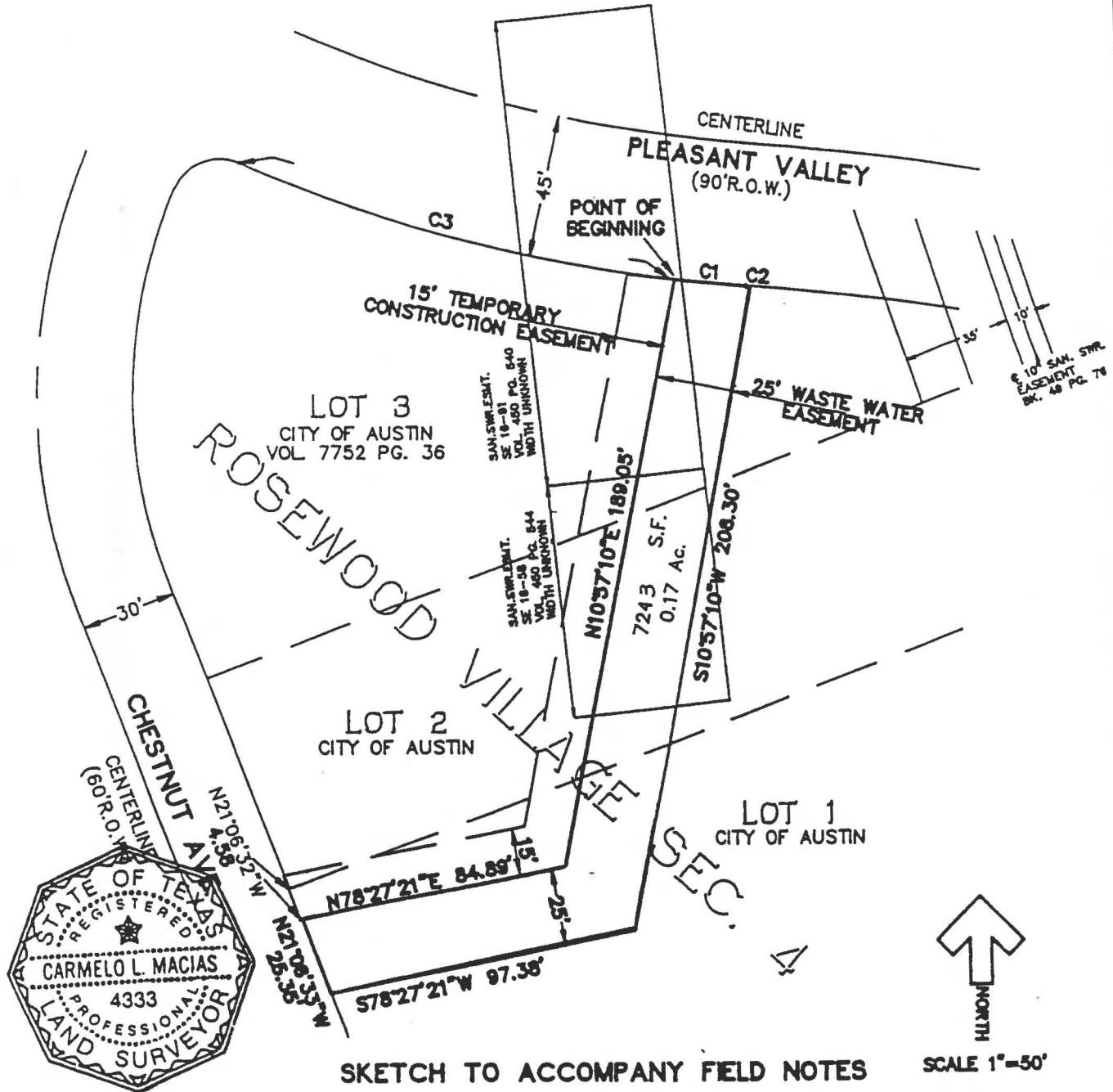
Carmelo L. Macias Jan. 31, '92.  
CARMELO L. MACIAS, R.P.L.S., # 4333 DATE  
MACIAS AND ASSOCIATES, INC.





**25' WASTEWATER EASEMENT AND  
15' TEMPORARY CONSTRUCTION EASEMENT**

No.	Delta	Radius	Arc Length	BEARING
C1	02°43'25"	484.51	23.03	S84°44'50"E
C2	00°09'14"	781.66	2.10	S86°01'55"E
C3	17°00'35"	484.51	143.84	S74°52'50"E



*Carmelo L. Macias* 1-31-92  
CARMELO L. MACIAS DATE

TOTAL AREA 7,243 S.F. = 0.17 ACRES



**MACIAS & ASSOCIATES, INC.**  
**LAND SURVEYORS**

★ ★ ★ ★ ★ ★  
Twin Towers 1106 Clayton, Suite 212E  
Austin, Texas 78723 (512) 454-2150



*A Proposal for an Austin*

# **Downtown Management Organization**







Texas Department of Commerce photo



## WHAT A DOWNTOWN MANAGEMENT ORGANIZATION CAN DO FOR AUSTIN

Austin's downtown is at a crossroads. The trends reflect a pronounced deterioration of the urban center. At the same time Austin is investing millions of dollars in downtown, including the Convention Center, the improvements on East Sixth Street, Trinity Street and Congress Avenue. If used properly, these and other abundant built and natural assets can create one of the most successful downtowns in Texas. Focused and prudent management of these assets will strengthen the city's economic vitality and quality of life.

The RUDAT Implementation Committee strongly endorses the RUDAT team's most important recommendation — the creation of a Downtown Management Organization (DMO). The needs of Downtown Austin can be addressed most effectively through the coordinated management effort of a DMO. Like other major cities in Texas - Dallas, Houston, San Antonio, Corpus Christi and Fort Worth - Austin has recognized this fact and proposes to establish a DMO. A DMO is a proven approach for promoting growth and revitalization.

*The DMO can:*

*Provide a more systematic and businesslike approach to downtown revitalization;*

*Act as an advocate for downtown property owners and businesses;*

*Ensure accountability in planning, funding and implementation of projects and programs;*

*Produce additional funding to implement high priority projects and programs in downtown;*

*Approach statutory regulations, rules or constraints with action alternatives that serve local government;*

*Provide independence to carry out the vision for Downtown Austin.*

## DMO MISSION STATEMENT

The Downtown Management Organization will provide initiative and leadership by organizing and channelling the energy and resources of the business and professional community and the local public sector to preserve and enhance a vital, growing and attractive Downtown Austin.

The Downtown Management Organization will distinguish Downtown Austin as the seat of state government and as the economic, cultural, and social hub of the region. It will consolidate the strengths of Austin's business and civic leaders and enhance Downtown Austin's image as the regional hub through the encouragement of commercial, retail, residential, and entertainment growth.



# DMO ORGANIZATION

Membership ➤ Bylaws ➤

Board of Directors ➤

Organizational Policy ➤

Elected Officers

Committee Chairs

Procedural Policy ➤

DMO Manager



Professional Staff



clerical staff

## FLOW OF AUTHORITY

The Downtown Management Organization will be a member driven organization guided by a Board of Directors and managed by a professional staff.

## MEMBERSHIP

Once a Public Improvement District (see Finance) is in place, DMO membership will be automatic for all property owners assessed in the district. In addition, other businesses and individuals who pay voluntary dues may also become members of the DMO. The dues structure will be established by the Board of Directors.

## BOARD OF DIRECTORS

The members of the Board of Directors (BOD) are elected representatives of the DMO's general membership and have ultimate responsibility for all DMO operations. In this capacity, the BOD shall formulate and review various policies, proposed actions, programs and projects which serve the best interest of the DMO and the community.

## FINANCE

A Public Improvement District (PID) is proposed as a means for the Downtown Austin Community to provide adequate and equitable funds for quality of life improvements, and planning and marketing of the downtown beyond the level presently provided by the public and private sectors. The PID's funds will be raised through a levy on

assessed property values within the PID's boundaries. The BOD will include representation of property owners or their agents whose assessed property values total at least 51% of the assessed property values in the PID, as well as other downtown interests. The BOD is accountable to the general membership.

## DMO MANAGEMENT

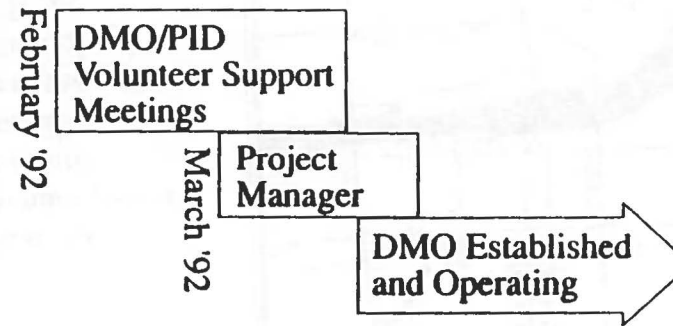
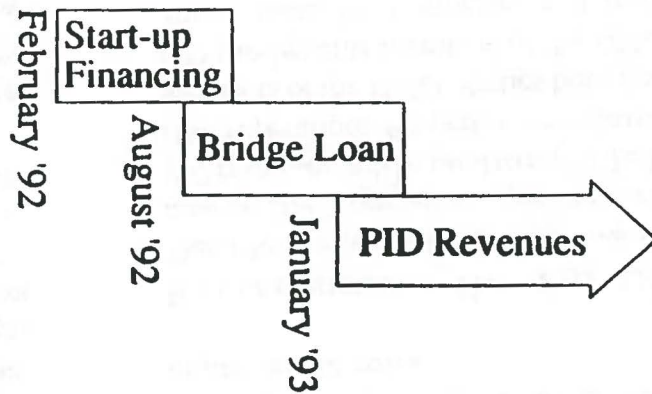
The DMO Manager is responsible for:

- The implementation of the BOD's policies;
- The day to day management of the DMO;
- Direct liaison to public administrators;
- Serving as the DMO's principal spokesperson;
- Reporting to the BOD;
- Serving on the Board of Directors and Executive Committee; and
- Serving as ex-officio member of all committees and subsidiary organizations of the DMO.

In addition to the Manager, the DMO should be staffed at a minimum by two clerical and one professional staff person. The professional staff person will work to implement and coordinate the DMO's programs. As the organization's programs grow, staff should be added as necessary. The average staff size of DMOs across the nation is 5.4 persons.



# Implementation



## Creation of the PID

### FUNDING

A phased funding approach is proposed to implement the startup of the DMO and creation of the PID. Interim financing strategies will be utilized pending creation of the PID. The three phases are Start-up Financing, Bridge Loan and PID general revenues.

### CREATION OF THE PID

The first task is to establish the PID as a permanent financing mechanism. This action can be taken through the concentrated effort of current volunteers and a Project Manager hired for this purpose. The estimated cost to hire a Project Manager to take the steps required to establish the PID is \$50,000. The Project Manager will be accountable to the top twenty downtown property owners pending establishment of the DMO Board of Directors. These property owners will be assessed a share of the cost of the Project Manager. The budget to create the PID will pay for such items as:

- Project Manager
- Legal fees
- Public hearings and notices to property owners
- Reproduction Expenses
- Establishment of a service plan

Meetings with the top twenty downtown property owners will secure their commitment to the start-up financing phase of the project. The top twenty property owners owning at least 64% of the assessed property value within the proposed PID boundaries. The property owners will be asked to contribute according to a sliding scale which starts at \$800 for the smaller property owners and goes to \$4,400 for the largest property owner. The sliding scale will produce \$50,000 if all owners agree to support this initiative. The one time seed money contribution will be credited against the first year's PID assessment.



## D

The Project Manager will be tasked with taking all actions necessary to create the PID. To create the PID, a petition must be submitted to the Austin City Council signed by:

- 1) property owners representing more than 50% of the appraised value of taxable real property proposed for the district, and 2) by more than 50% of all owners of property liable for assessment in the proposed PID, or owners of more than 50% of the area of all taxable real property liable for assessment in the PID.

Other actions required include:

- 1) Delineation of the PID boundaries;
- 2) Development of the PID service plan (i.e., capital projects and services);
- 3) Recommendation of the assessment rate to the Austin City Council;
- 4) Submission to the Austin City Council of the petition requesting the PID formation;
- 5) Approval of the PID and PID assessment area by the Austin City Council;

It is proposed that the DMO will contract with the City to manage the PID. The DMO must prepare annual five year service plans which define annual indebtedness and project improvement costs.

### ESTABLISHMENT OF THE DMO

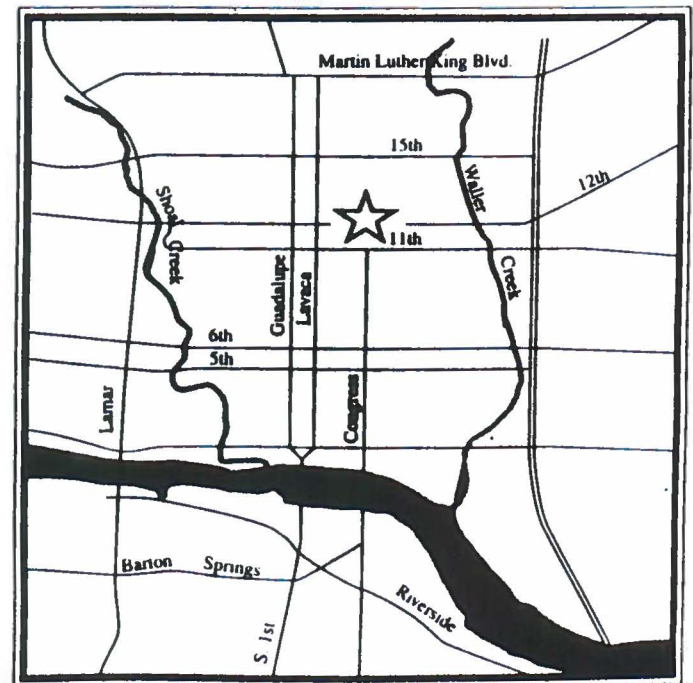
The DMO BOD will obtain a low-interest bridge loan to finance DMO operations pending receipt of PID revenues. PID revenues will be used to repay the loan and finance future DMO operations. Property owners in the PID are automatically members of the DMO. Parties both inside and outside of the PID can become members of the DMO through payment of dues. Dues for businesses and residents in the PID are established by a sliding scale based on the type and size of the business. Dues for businesses and persons interested in

downtown but located outside of the PID will also be established.

The R/UDAT team recommended that Austin's DMO begin with a minimum \$350,000 annual budget for the first five years. Based upon the area depicted in figure 1, which includes approximately 730 million dollars of taxable assessed property value, it is estimated that assessment would fall in the range of 5 -10 cents per 100 dollar valuation.

Duties and responsibilities of the DMO include:

- ☆ Annual development of the work program and monitoring of DMO's progress toward achieving the program's objectives.
- ☆ Approval of an annual budget to finance the work program.
- ☆ Preparation of an annual report of the DMO's accomplishments



PID Map figure 1

## FLC

The  
organi  
prof

## MEI

Once  
mem  
distr  
volu  
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## BOA

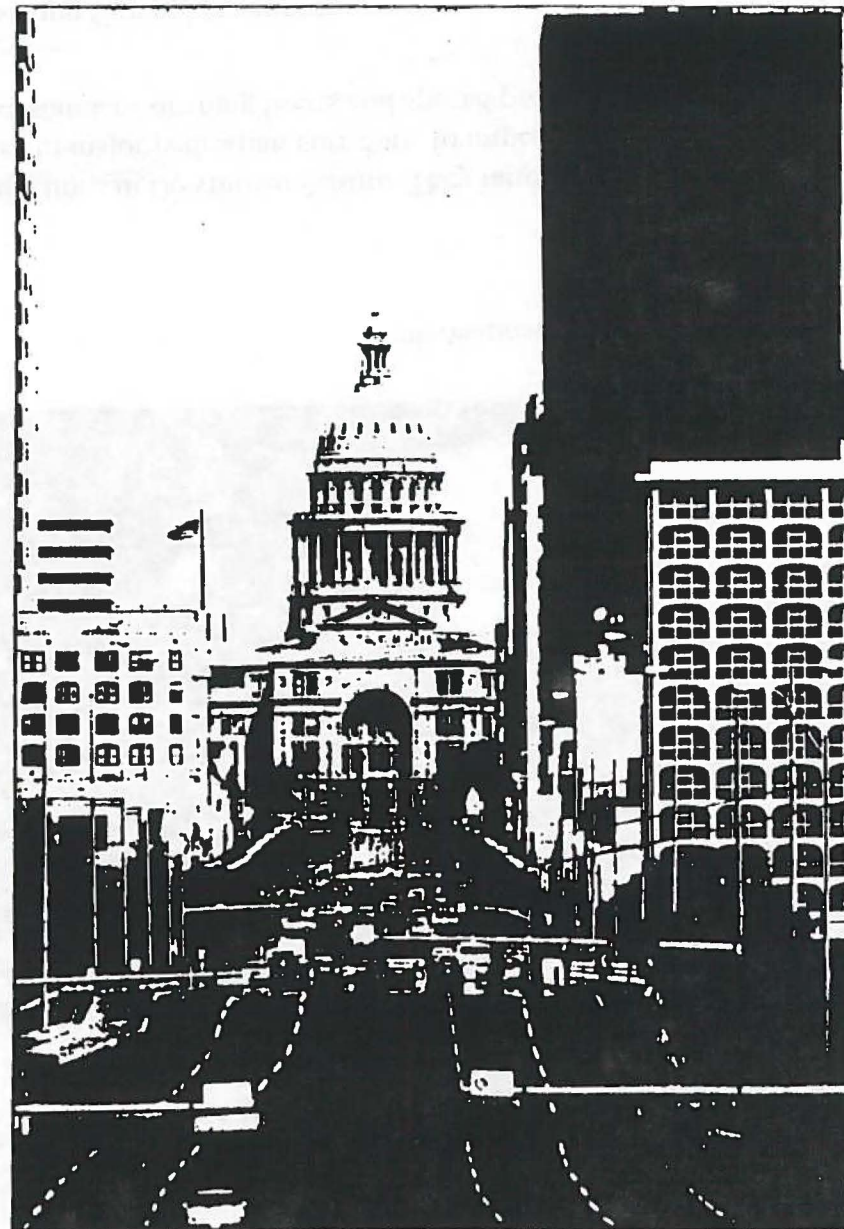
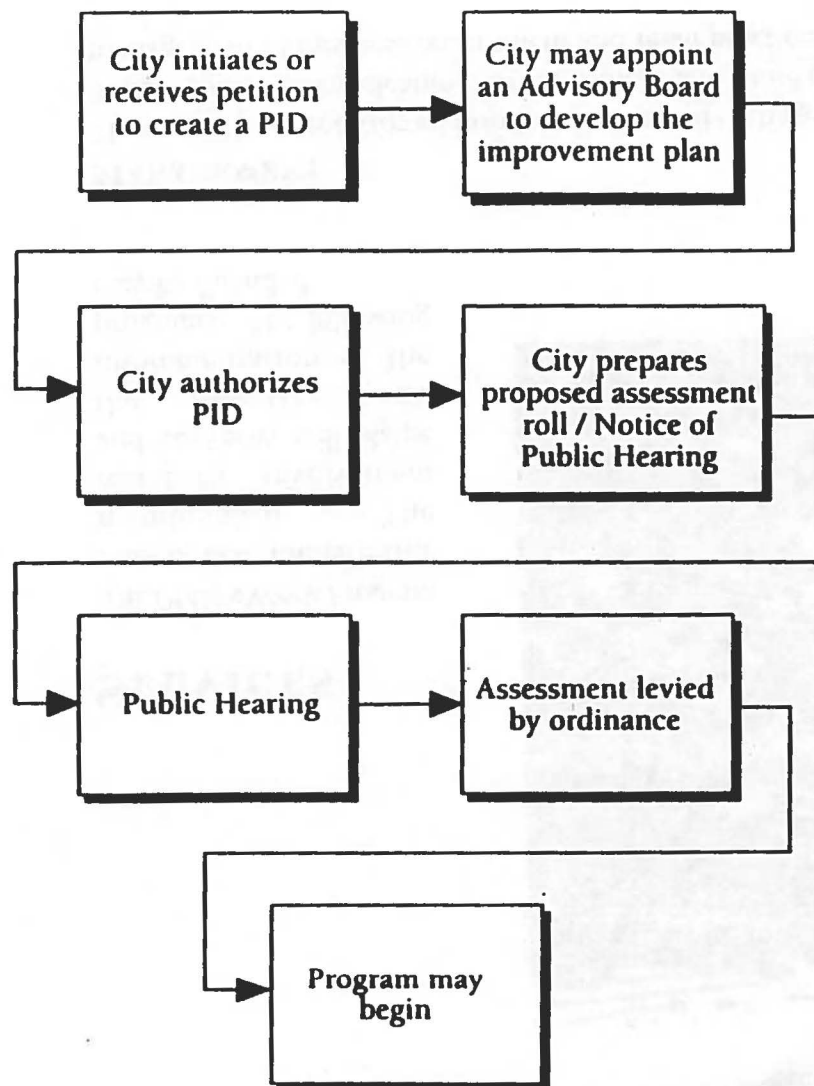
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# Establishment of the DMO



Texas Department of Commerce photo



## SERVICES

The DMO's Work Program must be determined by the membership. The member's involvement and concerns will shape the direction and implementation of the programs. The following may be included:



*Austin American - Statesman photo by Jay Goodwin*

## MANAGEMENT

There are clear needs for additional services and management functions in Downtown Austin. They range from greater police presence, more frequent street cleaning, better signage and more amenities in major pedestrian corridors, to improved services for the homeless, management of business recruitment and retail practices such as standard opening hours and special promotions.

Enhanced safety and security programs to supplement existing City police services.

Provide urban amenities such as public art, landscaping and street furniture to make downtown an attractive destination.

Create pedestrian linkages to improve street amenities and creek access.

Advocate downtown interests at City, State and Federal levels.





*Austin American - Statesman photo by Taylor Johnson*

## HUMAN RESOURCES

The problem of the homeless and transients in Austin is one shared by all other major cities in the country. The problem is compounded in Austin because the locations of the agencies providing services and the areas of high pedestrian/tourism activity are the same. Needed services are:

- The creation and implementation of a strategy to address the homeless, transient and gang problems in the downtown area.
- Specific, focused work toward an improved coexistence between downtown businesses and community service organizations located in the downtown area.



## **MARKETING**

The time is long past when even exemplary downtowns could take their success for granted. A year-round marketing program and schedule of promotions and special events is essential if the downtown is to compete successfully for new businesses, tourists and conventioners, and the affection and patronage of its hometown residents. Marketing recommendations include:

- Actively recruit businesses and residents to locate downtown, using tax incentives when appropriate.
- Develop and implement a retail marketing strategy to retain and enhance shopping opportunities.
- Work with the Austin Convention and Visitors Bureau to attract conventions to Austin and work to provide visitors with entertainment and shopping opportunities in the downtown area.
- Market the downtown to the community and nation as a desirable destination for work, shopping, entertainment and tourism.
- Assist and encourage the location of festivals and special events in the downtown area.

## **ECONOMIC DEVELOPMENT**

A thriving downtown will benefit all sectors of the Austin economy. It will improve our tax base and our ability to plan by helping maintain a compact city. The economic development of downtown can be shared with persons from a diversity of backgrounds and interests. Economic development strategies include:

- Develop a strategy to aid small businesses and women and minority owned businesses to locate in the downtown area.
- Increase the amount of residential development in and near downtown.
- Improve the linkages between the downtown and its neighbors, especially East Austin.
- Attract new employment opportunities to the downtown area.

## **TRANSPORTATION**

Planning for transportation as a component of the development of an active and vibrant downtown must begin with the premise that "streets are for people." The focus must shift from how to get people efficiently across town, to how can we encourage people to stop, shop, and spend time downtown. Transportation planning elements include:

- Create a pedestrian-friendly downtown through the maximum use of two-way streets.
- Improve transportation within the downtown through better and more efficient mass transportation.
- Maximize the efficiency of ingress and egress from downtown via public transit and private vehicles.



We may either design our destiny or our destiny shall be designed for us.

It is vital that first phase actions to establish a Downtown Management Organization begin. The commitment of Downtown stakeholders will be necessary for the establishment and success of the Downtown Management Organization. Stakeholders in Downtown Austin are property owners, tenants, retailers, restaurants, businesses, governmental entities, educational institutions, residents, employees, customers and many, many others. Their leadership, support and cooperation will ensure the future success of downtown.

Stakeholders will be requested to underwrite the PID Project Manager. These contributions, as mentioned earlier, will be applied as credits to future PID assessments.

Downtown property owners will be briefed individually to garner support for the PID petition as well as the underwriting of the Project Manager. The RUDAT Implementation Committee advocate the funding of many capital projects and services for downtown. These needs go beyond what volunteers and current funding can provide.

You are invited to invest in Austin's future. The future vision for Austin and its heart - downtown, blends the joys of entertainment, restaurants, shops and gardens with business, public offices and housing in an intelligent, sensitive and inspirational way.

Support the establishment of Austin's Downtown Management Organization. Call Thais Austin at the Greater Austin Chamber of Commerce, 322-5638 or José E. Martínez at the City of Austin, 499-6419 today.

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## STIRRING COMMITTEE

### ORGANIZATIONS

American Institute of Architects, Austin Chapter  
City of Austin  
Greater Austin Chamber of Commerce

### DMIO Task Group, R/UDAT Information Station Committee

Lewis Wright, The University of Texas at Austin  
Kevin Fleming, Downtown Austin Partners

Sam McKaven, Motorola

John Nydler, The Nydler Organization  
Pete Powers, Fullbright & Jaworski

Bill Renfro, Bank One

Karin Richmond, Johnson & Johnson

Glenn Weir, Greater Austin Chamber of Commerce

John A. Worrell, Richardson-Vendheim Public

### STAFF

Jose E. Martinez, City of Austin

Hans Austin, Greater Austin Chamber of Commerce







MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department

DATE: July 22, 1992

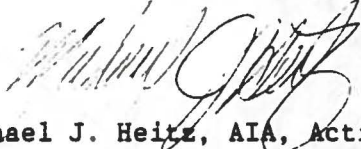
SUBJECT: "Zilker Loop" Hike & Bike Trail

Numerous presentations and staff review of the proposed trail alignments and their costs have resulted in a decision to recommend the "Zilker Loop" trail. The Zilker Loop trail will increase hike and bike trail opportunities and possibly alleviate some congestion on existing trails.

The trail will provide users the opportunity to cross Barton Springs Road below the vehicular bridge. The trail will go along Barton Creek (adjacent to the Sunken Gardens) near the south side fence and entrance of Barton Springs Pool. It will then cross a short span bridge and meander through an open field wildflower area to the old bridge abutment near the upper dam and low water crossing of Barton Springs. If funds allow, a long span bridge may be placed across the creek near the low water crossing. This would give users the opportunity to access the Barton Creek Greenbelt and Zilker Park facilities.

**Recommendation**

Current funding may not allow total completion of the Zilker Loop alignment. It will, however, provide access to the south side of Barton Springs Road, Barton Springs Pool, and the low water crossing at Barton Creek. Future funding could complete any unfinished details and provide the access to Zilker Park and Barton Creek Greenbelt. Therefore, I recommend approval of the proposed Zilker Loop alignment.

  
Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department





**ZILKER LOOP**  
**Hike & Bike Trail**





MEMORANDUM

**TO:** Parks and Recreation Board

**FROM:** Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department

**DATE:** July 22, 1992

**SUBJECT:** Proposed Senna Hills Municipal Utility District (MUD)  
Consent Agreement Amendment

Senna Hills MUD is located along RM 2244 in the far western Austin area, just southwest of Commons Ford Metropolitan Park as shown on Attachment A. Although the City Council approved creation of the MUD in late 1986 and the Texas Water Commission created it in April 1988, the site has remained undeveloped.

This past May, the City received a request from Don and William Miller to amend the Senna Hills MUD Consent Agreement. Several weeks later, the applicants asked for a postponement of their application until July 6, 1992, when they submitted revised information.

In brief, the applicants want to de-annex the 76 acres of land which lie south of RM 2244 (see Attachment A) and to down-size the residential development. In order to meet the Parks and Recreation Board MUD Park Standards (Attachment B), the applicants will need to dedicate at least 11.2 acres of public parkland to the District and to provide a minimum of \$93,000 for development of recreational facilities in this parkland.

The applicants have proposed to dedicate approximately 28 acres of parkland along the easternmost of the two drainage ways shown on Attachment A, with frontage along the main internal roadway. As you can see, this drainage way ultimately empties into Lake Austin after passing through Commons Ford Metropolitan Park. This parkland was desirable at the time the MUD was originally created, and still is today, for its own intrinsic recreational value, as well as a potential future pathway connection to Commons Ford when the intervening land develops.



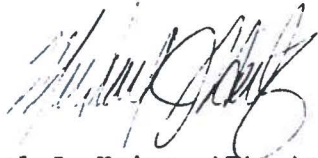
Parks and Recreation Board Members  
Senna Hills MUD  
July 22, 1992  
Page 2

There are no neighborhood park type facilities within several miles drive of Senna Hills. In order to provide such facilities, we have requested the applicants to expand the parkland to allow for development of a play area and a trailhead, and to increase street frontage to approximately 500 feet for better visibility and park identity (see Attachment C). We have further requested that the minimum \$93,00 in funding be spent first on development of the play area and secondly on the trailhead and trail.

Sec. 13-1-362 of the Land Development Code states that the recommendations of the staff, boards and commissions shall be forwarded to the Council no later than 60 days after the application is filed and that Council shall act no later than the second regularly scheduled meeting after receipt of the recommendations. The Planning Commission is scheduled to review the application on August 11th and the City Council on August 27th.

**RECOMMENDATION:** I recommend approval of the parks and recreation elements of the proposed Senna Hills MUD Consent Agreement, contingent upon the following two conditions:

- (1) Expanded parkland area and increased street frontage (to approximately 500 feet) to allow development of play area, trailhead and trail into greenbelt (drainage way).
- (2) Expending the \$93,000 first on development of the play area and secondly on the trailhead and trail.

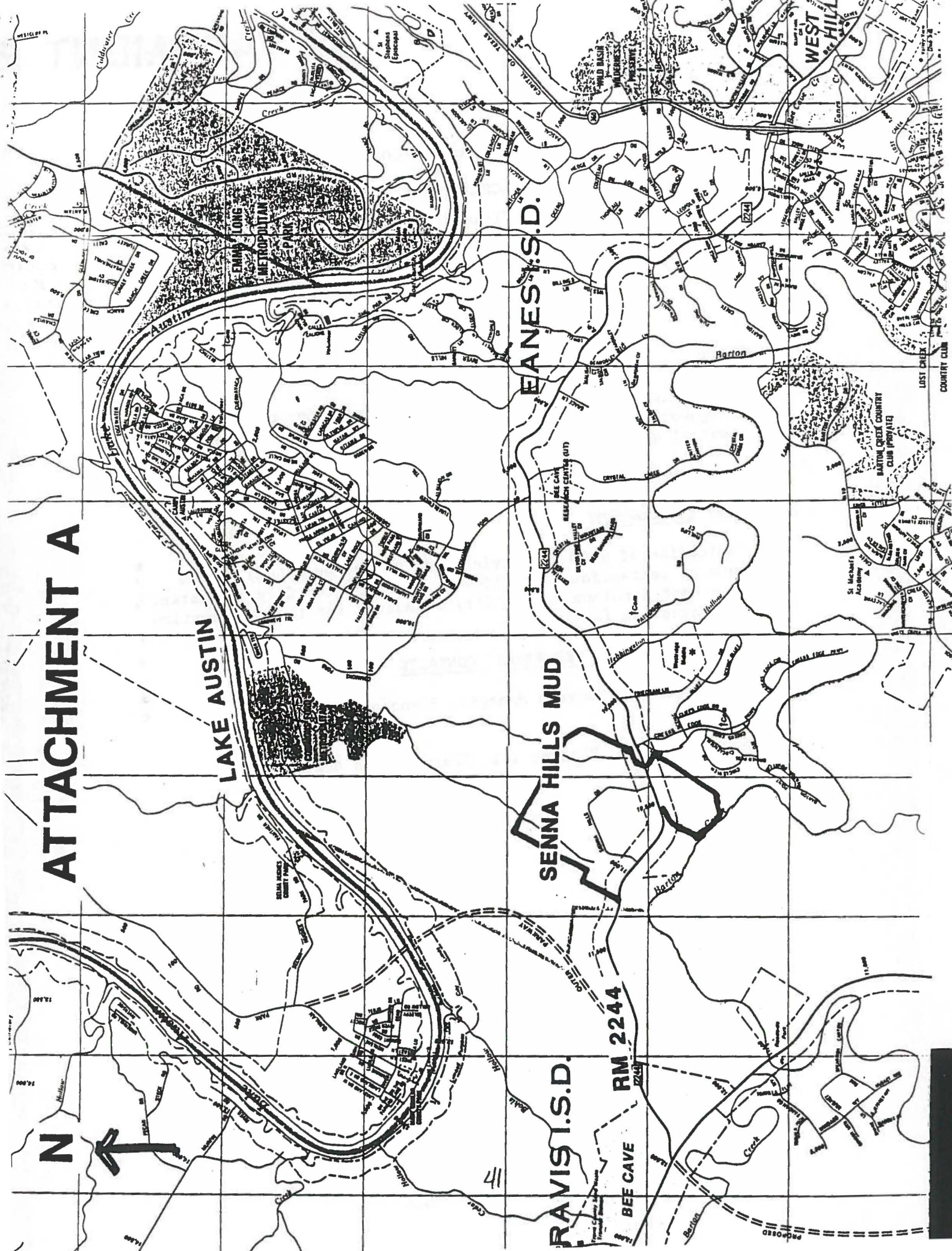


Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department

Attachments



# ATTACHMENT A





# ATTACHMENT B

PARKS AND RECREATION BOARD  
PARKLAND AND RECREATION FACILITY STANDARDS  
FOR MUNICIPAL UTILITY DISTRICTS

August, 1986

PARKLAND

Dedication of 10 acres per 1000 population for public neighborhood and community parkland, suitable for development of both active and passive recreation opportunities.

Location of parkland adjacent to schools is encouraged.

FACILITY DEVELOPMENT

Dedication of \$200 per Living Unit Equivalent (LUE) in the form of recreation facilities approved by the City of Austin, or a cash donation to the City of Austin for the construction of recreation facilities.

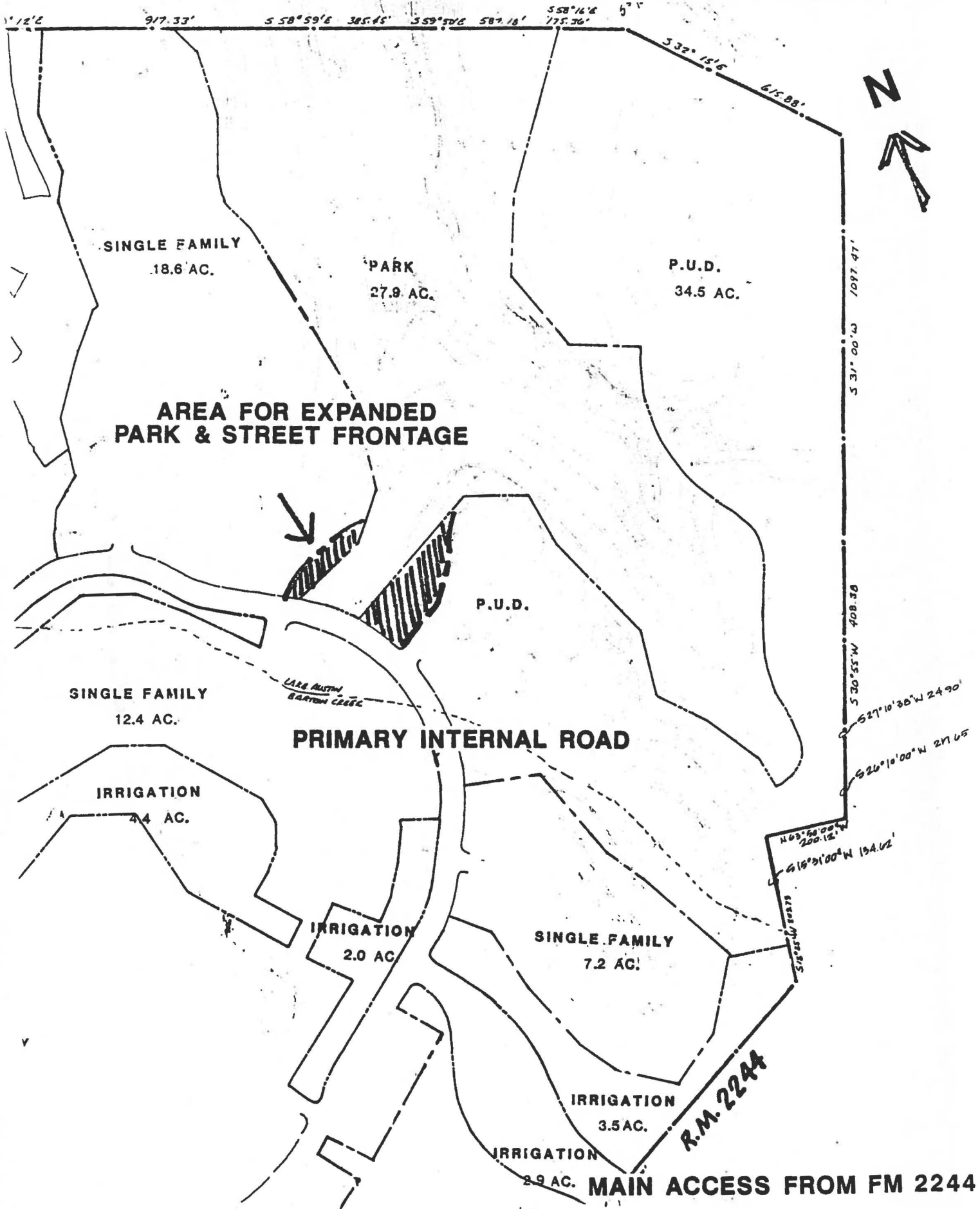
PARKS AND RECREATION DEPARTMENT CONTACTS

Stuart Strong, Program Manager, Planning and Design  
499-6766

Sarah Campbell, Planner III, Planning and Design  
499-6765



# ATTACHMENT C







MEMORANDUM

TO: Parks and Recreation Board

FROM: Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department

DATE: July 22, 1992

SUBJECT: 2546 Scenic Cove, illegal additions to approved boat dock

At the special called meeting of the Board held on February 4, 1991 approval was given to the construction of a single slip boat dock with concrete deck over, at 2546 Scenic Cove.

Subsequent to that approval and construction of the boat dock, additional work, without permits, was carried out to construct a retaining wall (which extends across the adjacent property line) and storage rooms with electricity and plumbing.

The City's Planning and Development Department Building Safety Division has inspected the new construction and has compiled a list of code violations. Additionally they have indicated that the approval of the Board is necessary for the additional work that was carried out, as it constitutes shoreline development.

Copies of the original request to the Board and subsequent correspondence regarding the additional work are attached.

I request that the Board review and consider approval or refusal of the activities that have occurred subsequent to the construction of the approved boat dock.

If I can provide you with any additional information, please contact me

Michael J. Heitz, AIA, Acting Director  
Parks and Recreation Department

MJH:pm





## MEMORANDUM

TO: Parks and Recreation Board Members

FROM: Manuel A. Mollinedo, Director  
Parks and Recreation Department

DATE: January 30, 1991

SUBJECT: Construction of single-slip boat dock with  
concrete deck over, and dredging, at 2546 Scenic  
Drive.  
File # SP-91-0034DS

A request has been received from Spillar Boat Docks, on behalf of Johnny Crain, to construct a single-slip boat dock, at 2546 Scenic Drive.

Attached are details of the project and the review comments from the Parks and Recreation Department staff.

This project is located in the Scenic Cove Subdivision. The recessed boat slip on this lot was constructed in 1983 when the retaining wall to the shoreline of the subdivision was built.

This request is to build a single-slip boat dock over the existing recessed dock, and extend into the lake approximately 20'. It appears from the subdivision plat that edge of the recessed dock is closer than 10' to the side property line, however because this project utilizes an existing recessed dock it is recommended that a variance be approved.

The site plans have been approved by the Planning and Development Department, meeting the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments), with the exception of the required side property setback and navigation lights being provided to meet Code.





Parks and Recreation Board Members  
Boat Dock, 2546 Scenic Drive  
January 30, 1991  
Page2

**Recommendation**

I recommend approval of the request to construct a single-slip boat dock at 2546 Scenic Drive, in accordance with the approved Site Plan # SP-91-0034DS, and grant a variance from the requirements of Section 13-2-795(2) [10' side property line setback], subject to:

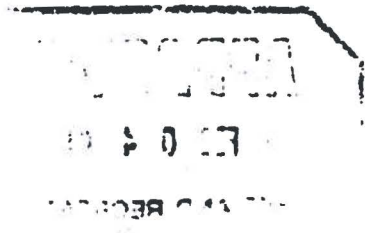
1. Navigation lights in accordance with Section 13-2-793 being provided.

If I can provide you with any additional information, please contact me.

*Carolyn Nelson*

for Manuel A. Mollinedo, Director  
Parks and Recreation Department

MM:PM





TO: COMMENT DUE DATE: 31-JAN-1991  
 FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT  
 SUBJECT: DEVELOPMENT PERMIT ONLY SP-91-0034DS

PROJECT: JOHNNY CRAIN BOAT DOCK

2546 SCENIC DR

CASE MANAGER: OSKOUIPOUR, JAVAD 499-2639

APPLICATION DATE: 23-JAN-1991

ZIP: 78703

FULL PURPOSE

WATERSHED: Lake Austin

OWNER: CRAIN, JOHNNY (512)452-6514  
 2546 SCENIC DRIVE AUSTIN, TX  
 CONTACT: ROYCE REYNOLDS

SITE PLAN AREA: 0.360 ACRES ( 15681 SQ FT)  
 UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING:  
 EXISTING USE:

TRACT	ACRES/SQ FT	PROPOSED USE
	0.000/ 0	SINGLE-FAM.BOATDOCK

RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:  
 QUALIFIES AS A SMALL PROJECT  
 TIA IS NOT REQUIRED  
 FEE RECEIPT #: 916025

SUBD NAME: SCENIC COVE II  
 BLOCK/LOT: LOT 2  
 PLAT BOOK/PAGE: BOOK 84, PAGE 79A

VARIANCES/WAIVERS,BONUSES:

\*\* REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM \*\*

Approved project & variance  
 Subject to:  
 ① Plan for navigation  
 lights in accordance  
 with Sec. 13.2 743

3 48





REVIEW COMMENTS

TO: SITE PLAN PROCESSING CASE MANAGER: Oskouipour, Javad  
FROM: FILE NUM: SP-91-0034DS  
PROJECT NAME: JOHNNY CRAIN BOAT DOCK  
LOCATION: 2546 SCENIC DR  
DUE DATE: 31-JAN-1991  
REVIEWER: PETER MARSH

DATE: 30-JAN-1991

PD 1. A variance from the requirements of Section 13-2-795(2) (10' side property line setback) will be required from the Parks and Recreation Board.

PD 2. Navigation lights to section 13-2-793 are required on this boat dock

PD 3. This request will be considered by the Parks and Recreation Board at their meeting to be held on Monday February 4, 1991



# *Spillar Boat Dock & Boat Lifts*

Rt. 3, Box 937

Spicewood, Texas 78669

(512) 264-1774

January 19, 1991

Parks and Recreation Department:

We hereby request approval of a single slip/single family boat dock to plans submitted.

The project purposes is to add a concrete deck/roof to the boat slip that was cut into property as said boat slip.

Construction to require removal of 296 Sq Ft of dirt lake bottom to be spread on Lot 2 Scenic Cove II. Pouring of 11 Yards of concrete in footing as to plans. Construction of upper deck/roof.

2546 Scenic Drive

Lot 2

Scenic Cove II

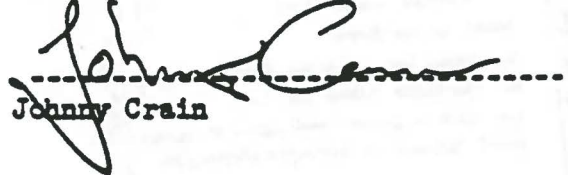
Travis, County Austin, Texas

Recorded April 4, 1984

Book 84 Page 79A

Construction to begin upon approval and permitting. February Thru approx 45 days for construction.

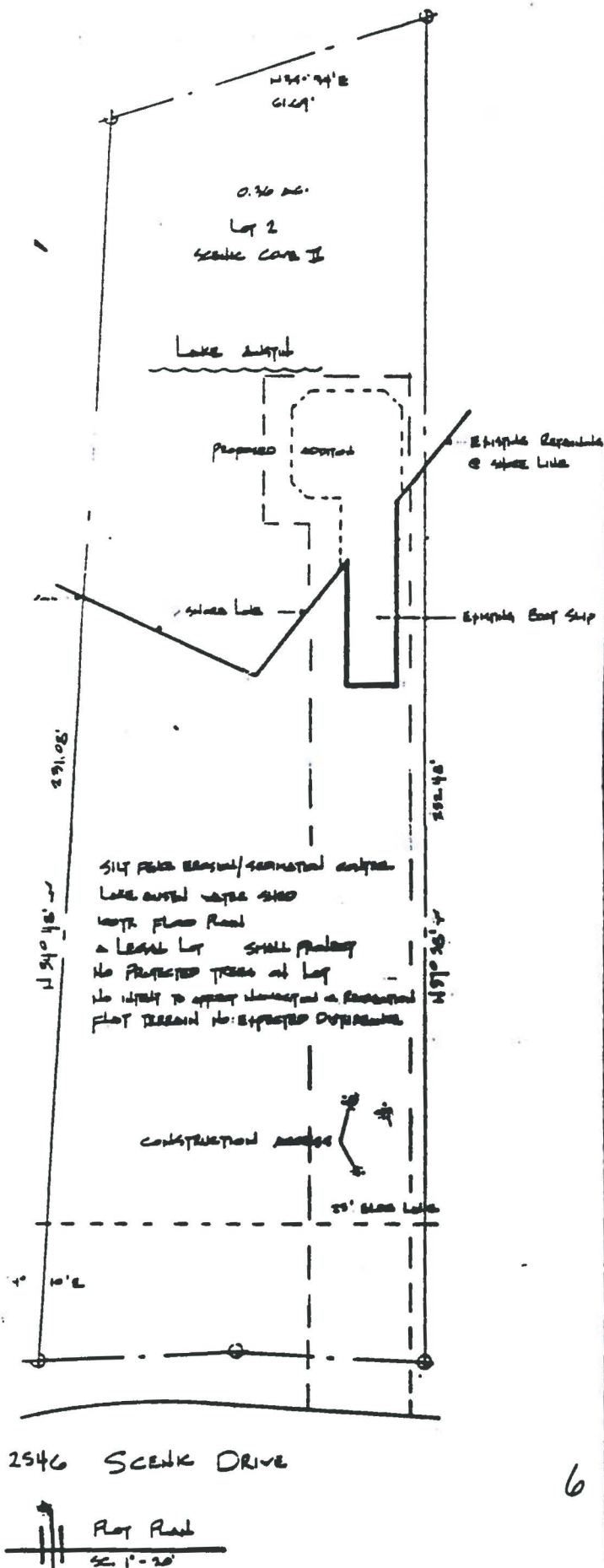
Thank You:

  
Johnny Crain

Please contact Royce E. Reynolds if there is any thing I may help with.

452-6514





## JOHNNY CRANT - Boat Dock

2546 Seaside Drive

Lot 2

Seaside Cove II

Travis, CA Austin, Texas

Recorded April 4, 1984

Ex-84 page 79A

SPILLER BOAT DOCKS & Boat Lifts

Pl. 3 Box 131

SPRENGER, Texas 78667

512/ 264-1174

Contract. RPT-452-6514...

APPROVED

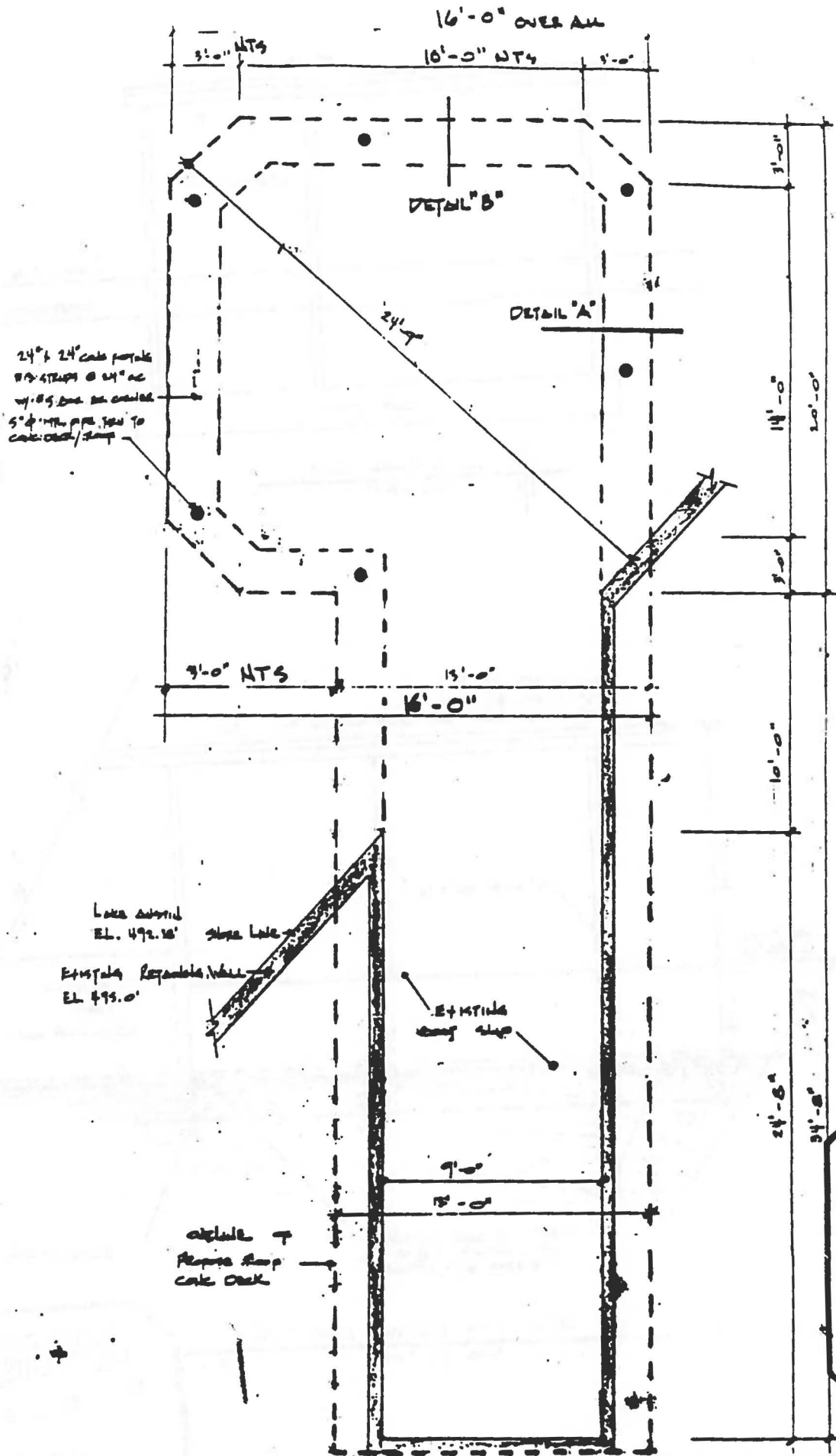
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PARKS AND RECREATION  
BOARD

FOR THE DIRECTOR of Land Department

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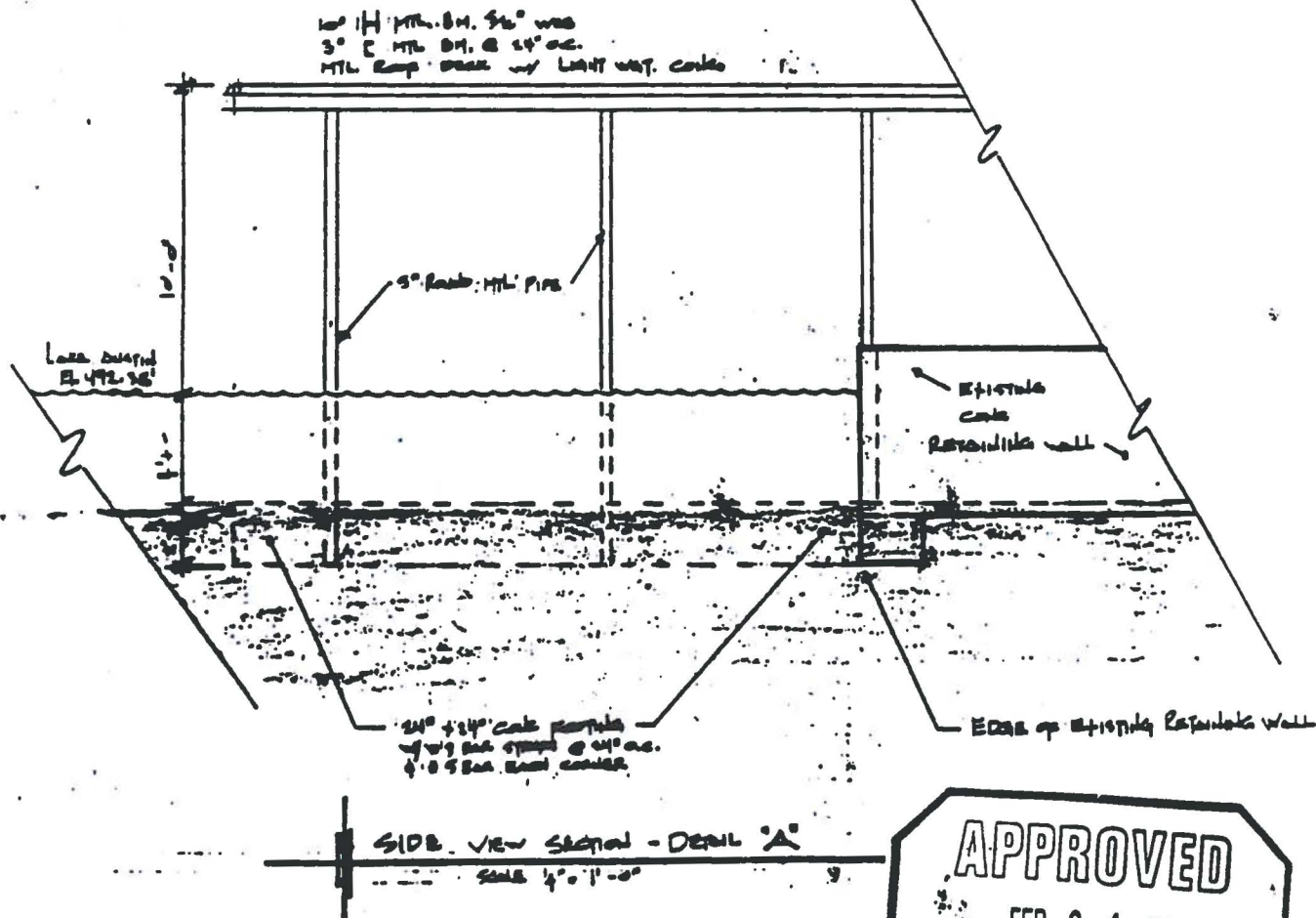
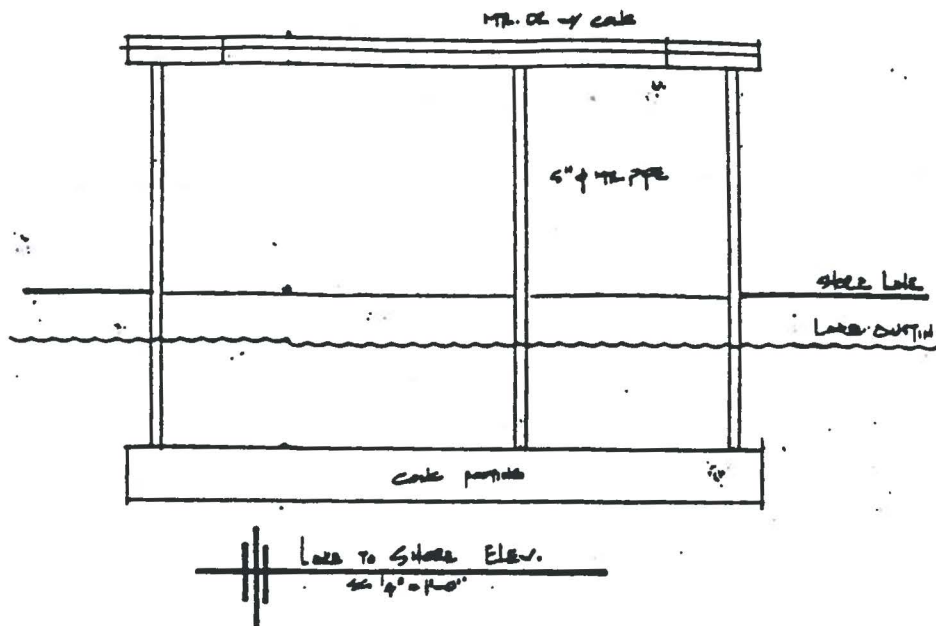
APPROVED

FEB 0 4 91

PARKS AND RECREATION  
BOARD

Boat Dock Addition Cable Footings & Cable Dock/Ramp Layout Plan  
Scale 1/4" = 1'-0"





APPROVED

FEB 04 91

RECREATION BOARD



MIL concrete w/ cork

5"  $\phi$  MIL Pipe

5"  $\phi$  MIL Pipe

Pipe into floor

RIGHT SIDE ELEVATION

9.

Low detail

54

APPROVED

FEB 0 4 91

PARKS AND RECREATION  
BOARD





## Construction, Inc.

March 31, 1992

Mr. Stuart Hersh  
Manager of Building Inspection  
City of Austin  
Austin, Texas 78701

Reference: Crain Boat Dock  
2546 Scenic Drive  
Lot 2, Scenic Cove II Subdivision

Dear Mr. Hersh:

During the past year or so Mr. and Mrs. Johnny Crain, who own Elgin Ford in Elgin, purchased a lot at the above referenced address. Mr. Crain contracted with Spillar Boat Docks and Boat Lifts to install a boat dock. The boat dock inlet (see enclosed Subdivision Plat) which was already built into the lot was closer that 15 feet from the North side property line. It is my understanding that Mr. Spillar obtained a variance from PARD to install a boat dock and lift in the existing boat dock inlet as shown on the plat. While Mr. Spillar was installing the boat dock lift and roof over the boat dock as per the permit, Mr. Crain decided to build with his employees one room plus storage room and add a roof over these rooms. Mr. Crain did not realize that any permit or approval was required by the City of Austin. My company, BLT Construction, Inc., did not have anything to do with this construction activity.

I am involved because Mr. Crain has selected BLT Construction, Inc. to build his new home on this lot. The home construction plans are completed and ready to submit for a building permit as soon as the boat dock problem can be resolved.

As soon as Mr. Crain told me about the boat dock problem, I contacted Mr. Jim Bennett. He told me that this was the total and complete responsibility of PARD and suggested that I contact Mr. Peter Marsh. Mr. Marsh stated that he would recommend that PARD approve the boat dock, extra rooms, stairways, planters, etc. provided that Building Inspection approve the structural, electrical, mechanical and

4107 Spicewood Springs  
Suite 107  
Phone (512) 345-5590

P.O. Box 26248  
Austin, Texas 78755-0248  
FAX (512) 345-7138

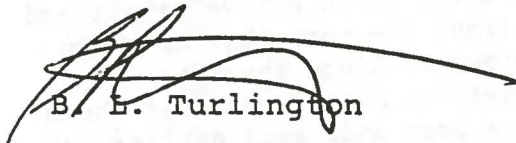


plumbing work that has been done. If the work is not done to your satisfaction, Mr. Marsh said that Mr. Crain must make corrections to this work as required by your inspector. I contacted Mr. Jessie Washington as per Mr. Marsh's recommendation and asked Mr. Washington to proceed with the inspections. It is my understanding that all you need to do is provide me with a list of work to be done and permits to be pulled. I will then submit this list along with a letter from Mr. Crain certifying that all items on your list will be done immediately after Mr. Marsh obtains approval from PARD for the structure as it exists.

There exists a second problem which (according to Mr. Bennett) can be handled by a property line adjustment. A retaining wall on the North side of Mr. Crain's lot extends less than one foot onto the adjacent lot (Lot 3). We will work with Mr. Bennett to resolve this problem after the approval is obtained from PARD for the structure as it exists. Approval must be obtained from PARD before it would be prudent for Mr. Crain to spend any money to make the existing structure meet code and purchase the land from the adjacent property owner to provide for a property line adjustment.

Please call me if you have any questions.

Sincerely,



B. E. Turlington

cc: Mr. Jim Bennett  
Mr. Peter Marsh  
Mr. and Mrs. Johnny Crain  
Mr. Jessie Washington





# City of Austin

Founded by Congress, Republic of Texas, 1839  
Department of Planning and Development  
Municipal Annex, 301 W. 2nd Street, P.O. Box 1088, Austin, TX 78767  
Telephone: 512/499-2855 Fax No.: 499-6385

APRIL 10, 1992

Certified P 883 147 430

BLT Construction, Inc  
4701 Spicewood Springs  
Suite 107  
Austin, Texas 78755  
ATTN: Mr. B.L. Turlington

RE: Crain Boat Dock  
2546 Scenic Drive

Dear Mr. Turlington:

The Department of Planning and Development conducted an inspection, and an investigation of the permit history, regarding the property located at 2546 Scenic Drive on April 8, 1992. We found the while there is an active permit and an approval to construct a boat dock at that location, the work that has been done has not been in accordance with the permit process. Since the work performed was not inspected as the project proceeded, we have found that there are several problems with the project that may have been addressed earlier had inspections been properly requested. The following violations will need to be addressed prior to proceeding with the remainder of the project.

## BUILDING REQUIREMENTS

1. Inadequate weather protection of fascia and soffits.
2. Wall construction diverts water into structure causing sanitation and electrical hazards.
3. H&T loop in right-of-way.

## PLUMBING REQUIREMENTS

1. Water closet, shower and lavatory roughed into slab without inspection.
2. Ejector pump installed in slab without inspection.
3. Ejector pump installed below water line of the lake.
4. Floor drain in utility room discharges into the lake.
5. No backflow preventers.

## ELECTRICAL REQUIREMENTS

1. No rough-in inspection approved on work covered in walls and underground.
2. Electrical metallic tubing installed in direct contact with the earth.
3. Electrical non-metallic tubing installed in direct contact with the earth and exposed to sunlight.




4. Panel feeder damaged where entering building.
5. P.V.C. panel feeder conduit installed with no equipment ground.
6. H&T electrical construction loop being used to supply a permanent structure.
7. Electrical panel appears to be installed in bathroom.
8. Electrical equipment being damaged by water entering structure.
9. Some outside lighting is not installed to be waterproof.
10. No evidence of any ground fault interrupter protection on required outlets.

There is also a plumbing permit required before any further plumbing work can be done. The cost of that permit is based upon the dollar valuation placed on all plumbing associated cost involved in the project. An investigation fee will be administered which will double the cost of that permit because of the plumbing work performed without first obtaining required permits.

If any further information is needed, you may contact me at 499-2994. I will be more than happy to assist you in any way I can to bring this project to a successful completion.

Sincerely,



Stuart Herish, Manager of Inspections  
Department of Planning and Development





15738

# Ed Padgett Company, Inc.

Real Estate • Investment • Construction

2905 San Gabriel, Suite 214  
Austin, TX 78705  
(512) 477-6681

*add  
to pad  
6/26*

May 20, 1992

Councilman Ronnie Reynolds  
P.O. Box 1088  
Austin, Texas 78767

Dear Mr. Reynolds:

The following is the chain of events that have taken place over the last few months. My name is Ed Padgett, and I live at 2550 Scenic Drive (Lot 4, Scenic Cove II). I also own the vacant lot at 2548 Scenic Drive (Lot 3, Scenic Cove II). Mr. Johnny Crain owns the next lot with a partially built boat dock located at 2546 Scenic Drive (Lot 2, Scenic Cove II).

The partially built boat dock is the reason for this letter. On February 4, 1991, the Parks and Recreation Board issued a permit to Mr. Crain to construct a roof and boat lift over an existing concrete boat slip. There was supposed to be a required 10 foot set back between the roof of the boat dock and the adjoining property line. I have no problem with the boat lift or the roof. However, Mr. Crain also built "without a permit" two rooms and a stairway in the 10 foot set back. To further compound the problem he extended the unpermitted construction across the property line and encroached on to my property.

Mr. Jesse Washington, of the Code Enforcement Department of the City of Austin, was contacted and made aware of the above violations. On February 10, 1992, a letter was sent to Mr. Crain outlining the City of Austin code violation. (copy attached)

After several weeks, I called Mr. Washington to see how things were progressing. Mr. Washington informed me that he felt this was really a Parks and Recreation Department matter, and I should talk to Mr. Peter Marsh of that department.

Mr. Marsh informed me that he really did not have a problem with the addition if Mr. Crain had not put plumbing and electricity in his addition (even though it was not permitted). He also stated that the Parks and Recreation did not have the power to enforce a violation of the building code.

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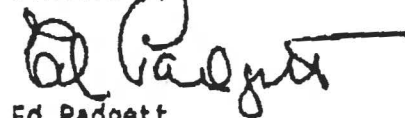


I then called Mr. Washington back and he said he could not help because the Parks board issued the permit.

Ronnie, I have a neighbor who has built a building, with plumbing and electricity, without a building permit and encroached onto my property, and I have two City of Austin departments playing kick ball with the problem.

Can you help me get to the bottom of this before I am forced to take legal action?

Sincerely,



Ed Padgett